
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: April 19, 2006

SITE PLAN: **AFP-06-008**

TITLE: **ROSENTHAL AUTO DEALERSHIP**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For Addition of Car Wash

ADDRESS: 621 North Frederick

ZONE: C-2 (General Commercial)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: Verner Svalbe, for Rosenthal Automotive
Architect: Verner Svalbe, Architect
Developer: Fred Fees, for Rosenthal Automotive
Developer: David Horsford, General Manager/Co-owner

STAFF PERSON: Patricia Patula, Planner

Enclosures:

Staff Comments

- Exhibit 1: Application
- Exhibit 2: Location Map
- Exhibit 3: Letter from Steve Benack to Ms. Patula dated April 6, 2006
- Exhibit 4: Photographs of Area Provided by Applicant
- Exhibit 5: Letter from State Highway Administration (SHA) to Community Planning Director, Mrs. Schwarz, dated March 24, 2006
- Exhibit 6: Sidewalk Ramp Detail provided by SHA for future plans
- Exhibit 7: Mailing list
- Exhibit 8: Previously Approved Plan AFP-04-003
- Exhibit 9: Site Plan
- Exhibit 10: Enlargement of Area for Car Wash
- Exhibit 11: Floor Plan and Traffic Circulation for Car Wash
- Exhibit 12: Detail of New Recovery System Tanks and Pavement Section
- Exhibit 13: Elevations

STAFF COMMENTS

Request. The applicant, Rosenthal Auto Dealership, is requesting the addition of a car wash at their business located at 621 North Frederick Avenue.* The car wash is to be used for in-house purposes only and will not be open to the general public. Exhibit 8 shows the previously approved plan AFP-04-003.

Site Plan. Exhibits 10 and 11 show the location of the proposed drive-thru car wash and canopy as well as the modification of the existing canopy into a three-bay detailing area. The water recovery system tanks and pipes are also delineated. While Exhibit 11 shows the vehicle turning radius and path, staff needs additional clarification of the traffic movement from the immediate drive-aisle into the car wash. Any adjustments may require the elimination of one or more additional parking spaces.

Future Parking Deck. The applicant affirms that the construction of this car wash building will not negatively affect the design and construction of the future parking deck located behind the Mazda and Acura dealerships. See Exhibits 3 and 13, northwest elevation.

Parking. The parking affected is that for vehicle storage.

	Approved	Proposed
	AFP-04-003	AFP-06-008
Vehicle Storage	335	327
Total Parking	575	567

There will be a loss of eight spaces. However, as noted in the above paragraph, after further determination of the vehicle path directly from the drive aisle, one or two additional spaces may be needed for a safe and clear entrance into the car wash.

Elevations. The photographs (Exhibit 4) show the existing conditions. In Exhibits 4A and 4C, the open area will be enclosed to create the three-bay detailing area and will have overhead doors. All parts of the addition for the car wash will match the existing building in materials and colors.

**Please Note: The applicant has informed staff at the time of this writing, that an incorrect address was submitted to the City for this application. It should be 625 North Frederick Avenue, not 621. All related paperwork for this review will be adjusted accordingly.*

Conclusion. Staff recommends **approval of AFP-06-008** finding it in conformance with Sections 24-170 and 24-171 with the following conditions:

1. The applicant shall submit details of the recovery system tanks to be approved by the Planning and Code Administration.
2. The applicant shall acquire a permit from WSSC prior to the issuance of a building permit.
3. The applicant shall provide additional confirmation of the turning radius from the drive aisle into the car wash to be approved by the Department of Public Works, Park Maintenance, and Engineering.

AMENDMENT TO FINAL PLAN APPLICATION

Application #	APP-06-008
Date Filed	3-10-06
Total Fee	500-

In accordance with Section 24, Article V of the City Code

~~OWS 1109~~
pd 3/13 AI

1. SUBJECT PROPERTY 021

Project Name ROSENTHAL AUTO DEALERSHIPS

Street Address RUSSELL AVENUE GAITHERSBURG, MD. 021 N. FREDERICK AVE

Zone C-2 Historic area designation Yes No

Lot _____ Block _____ Subdivision _____

Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name VERNER SVALBE

Street Address 450 MAPLE AVE. E. Suite No. 212

City VIENNA State VA Zip Code 22180

Daytime Telephone 703-281-3222

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name VERNER SVALBE

Architect's Maryland Registration Number 2557-R Telephone 703-281-3222

Street Address 450 MAPLE AVE E. Suite Number 212

City VIENNA State VA Zip Code 22180

Engineer's Name N.S.

Engineer's Maryland Registration Number _____ Telephone _____

Street Address _____ Suite Number _____

City _____ State _____ Zip Code _____

Developer's Name ROSENTHAL AUTOMOTIVE Telephone 703-553-4300

Street Address 1100 SOUTH CLEBE ROAD Suite Number _____

City ARLINGTON State VA Zip Code 22304

Contact Person FRED FEES Telephone 703-409-6199

4. PROPERTY OWNER

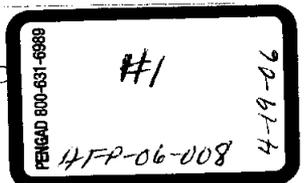
Name R.P. GAITHERSBURG LTD.

Street Address 4001 ST. BARNABAS RD Suite _____

City MARLOW HEIGHTS, MD. State MD. Zip Code _____

Daytime Telephone 703-522-2300

301 614 3788



5. CITY PROJECT NUMBER

Original Site Plan Number APP-04-003 Date Approved 3/4/2004

Name of previously approved Final Plan ROSENTHAL AUTO DEALER SHOPS

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

EXISTING MAZDA DEALERSHIP. PROPOSED CAR WASH (SEE SITE PLAN) AND NEW DETAIL AND NEW CAR PREPARATION AREA UNDER EXISTING CANOPY (SEE SITE PLAN).

576 sq ft ⁴¹

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number NONE Total number per shift _____
 Resident estimate: Total number _____ Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1.	Site (square feet)		350,370 sq ft
2.	Site Area (acres)		8.25 AC
3.	Total Number of Dwelling Units/Lots		—
4.	Height of Tallest Building		28'
5.	Green Area (square feet)		47,500 sq. ft
6.	Number of Dwelling Units/Acre		—
7.	Lot Coverage (Percent)		1.9 %
8.	Green Area (Percent)		1.3 %
9.	Residential		—
a.	Single Family Detached	# Units	—
b.	Single Family Attached	# Units	—
c.	Multi-Family Condo	# Units	—
d.	Multi-Family Apartment	# Units	—
e.	Other		—
10.	Retail/Commercial	Sq. Ft.	63,856 sq. ft
11.	Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.	—
12.	Office/Professional	Sq. Ft.	—
13.	Warehouse/Storage	Sq. Ft.	—
14.	Parking		563
15.	Shared Parking/Waiver		—
16.	Other		—
17.	Total		563

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) VERNER SVALBE

Applicant's Signature *Verner Svalbe*

Date 3/9/06

Daytime Telephone 703-781-3222

CAR WASH

Rosenthal Auto Dealership

1 inch equals 232 feet

200 100 0 200 Feet



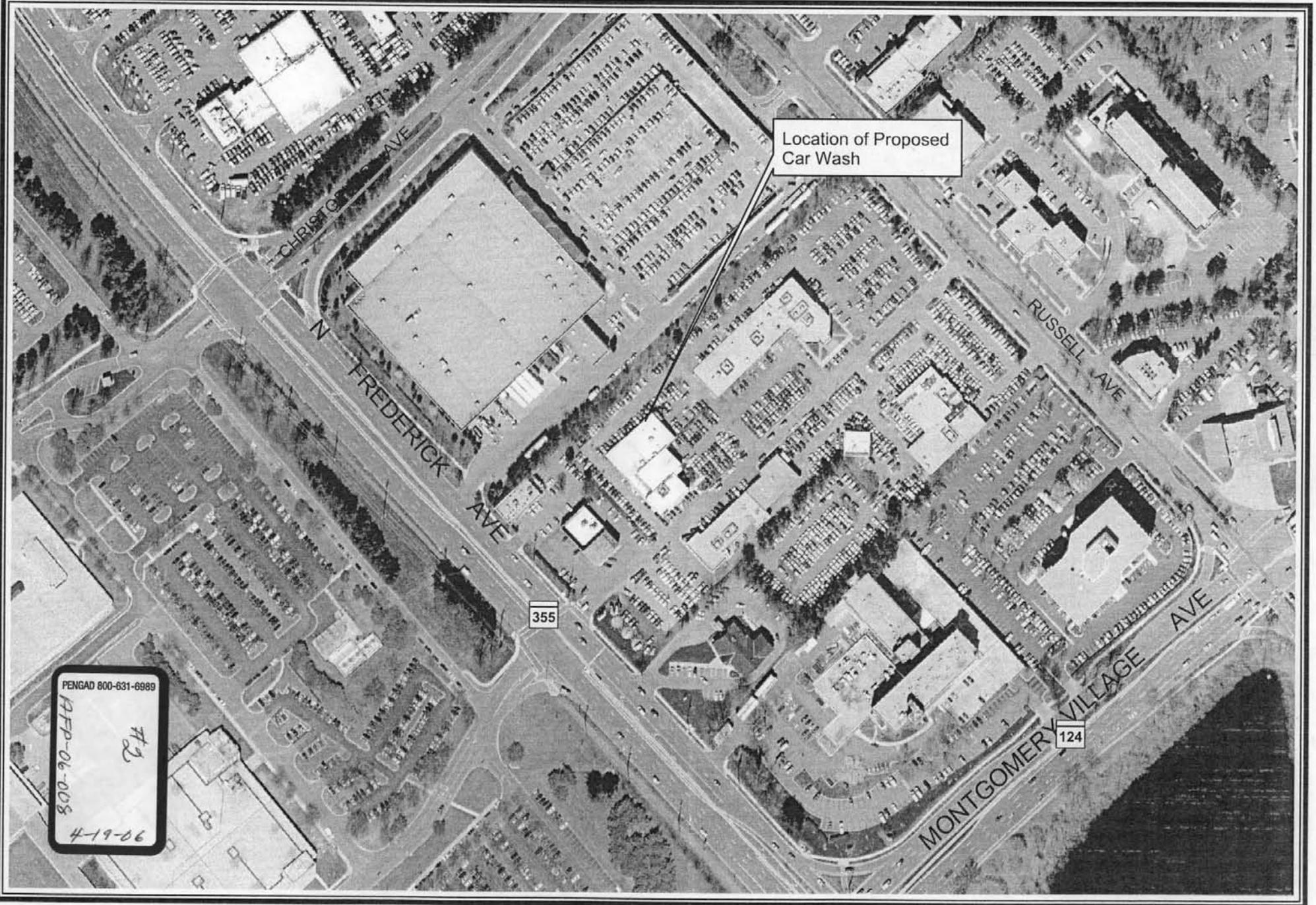
TruOrtho™ image data is copyrighted and licensed from ISTAR Americas, Inc., 2006. www.istar.com Property boundaries and planimetric basemap ©2006 M-NCPPC and City of Gaithersburg. All rights reserved. Aerial photo acquired March 2004.



City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov

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ProjectName.mxd • 11-Jan-2006 • zzz



PENGAD 800-631-6989
AFP-06-008
#2
4-19-06

April 6, 2006

RE: Proposed Car Wash and Parking Deck

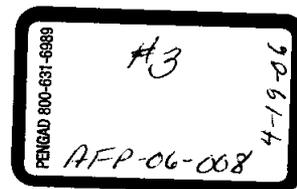
Dear Ms. Patula:

Regarding the proposed car wash at 625 N. Frederick Avenue. As shown on the drawings prepared by Verner Svalbe, Architect the proposed car wash will have no impact on the design and construction of the future parking deck located behind our Mazda and Acura dealerships.

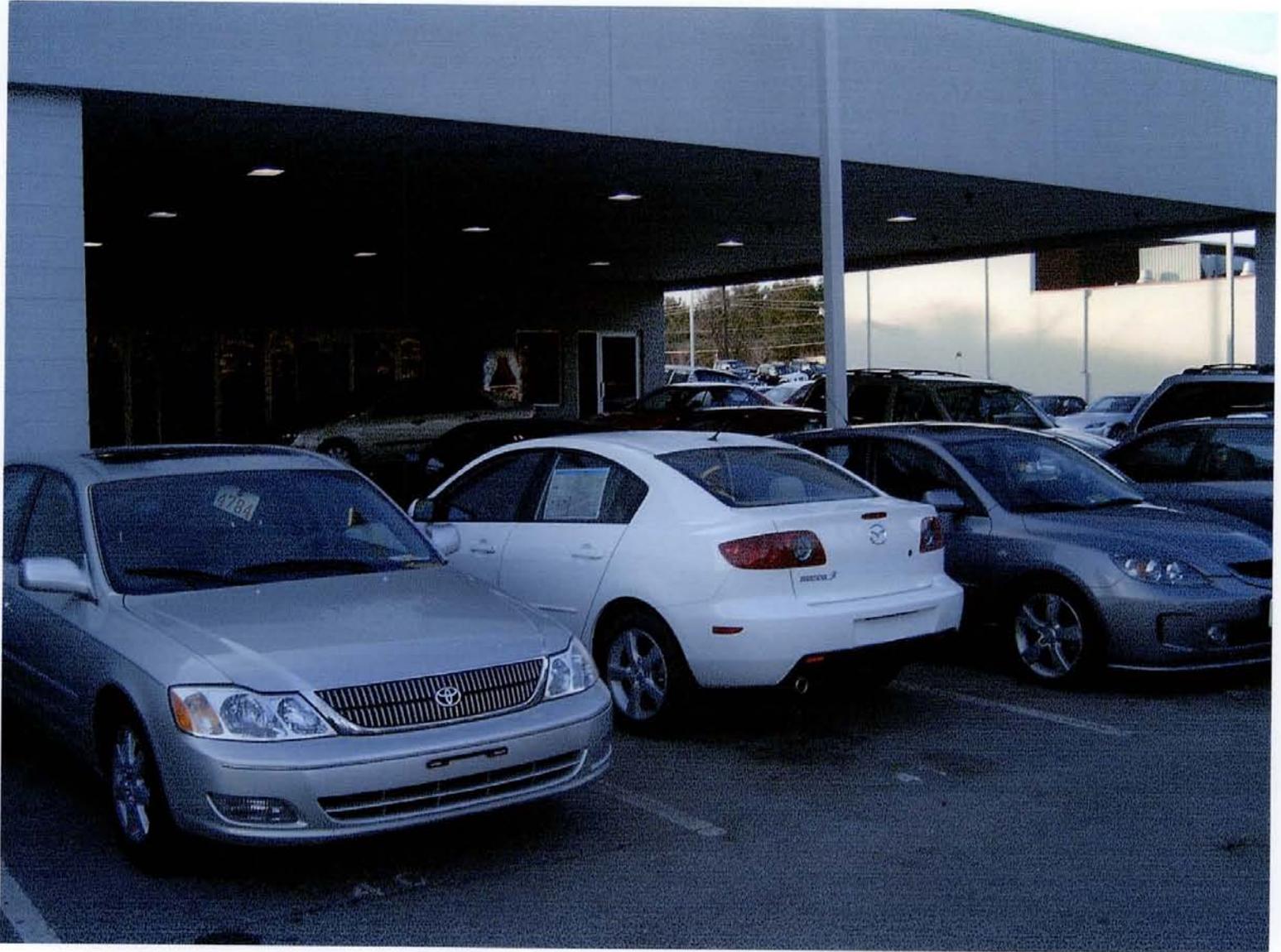
Sincerely



Steve Benack
Acura / Mazda Service Director



Rosenthal Acura
623 North Frederick Ave.
Gaithersburg, MD 20879
Main: 301.840.9333
Service: 301.921.4925



PENGAD 800-631-6888
#4A
AFP-06-008
4-19-06



PENGAD 800-631-6989
#4B
AFP-06-008
4-19-06



PENGAD 800-631-6969
AHC
AFP-06-008
10-6-11



800-631-6989
AHD
AFP-06-008
4-19-06



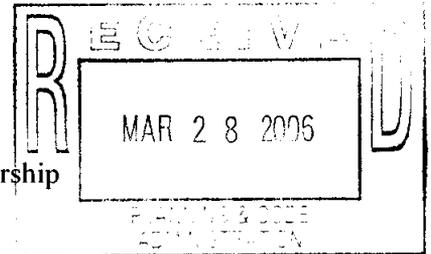
Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation
March 24, 2006

Ms. Trudy Schwarz
City of Gaithersburg
Community Planning Team
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877-2098

Re: Montgomery County
MD 355
Rosenthal Auto Dealership
AFP-06-008



Dear Ms. Schwarz:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the plan for the Rosenthal Auto Property with access shown on MD 355 (Frederick Road) and Russell Avenue. We approve of the site plan contingent upon the following comments:

- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by our District 3 Utility Engineer for sidewalk ramp improvements. Please contact Mr. Augustine Rebish, District 3 Utility Engineer @ 301-513-7350 for permitting requirements.
- Please apply the latest State standards provided with this letter for sidewalk ramps at the entrance along MD 355. Please identify all ramp improvements on future plans submitted to this office.
- Access is currently provided to the site from one right-in/right-out entrance along MD 355, two full-movement entrances along Russell Avenue, and one right-in/right-out entrance also along Russell Avenue. If not already in place, it is recommended that speed humps or other devices be considered within the site to discourage cut-through traffic between MD 355 and Russell Avenue.
- Please clearly show all existing conditions along MD 355 on future plans.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592 or by using our toll free number in Maryland only, 1-800-876-4742. You may also E-mail Ray at rburns1@sha.state.md.us. Thank you for your cooperation.

Very truly yours,


for Steven D. Foster, Chief
Engineering Access Permits Division

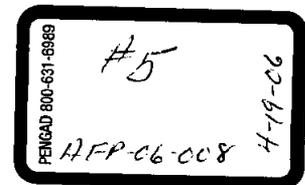
SDF/JAB/RB

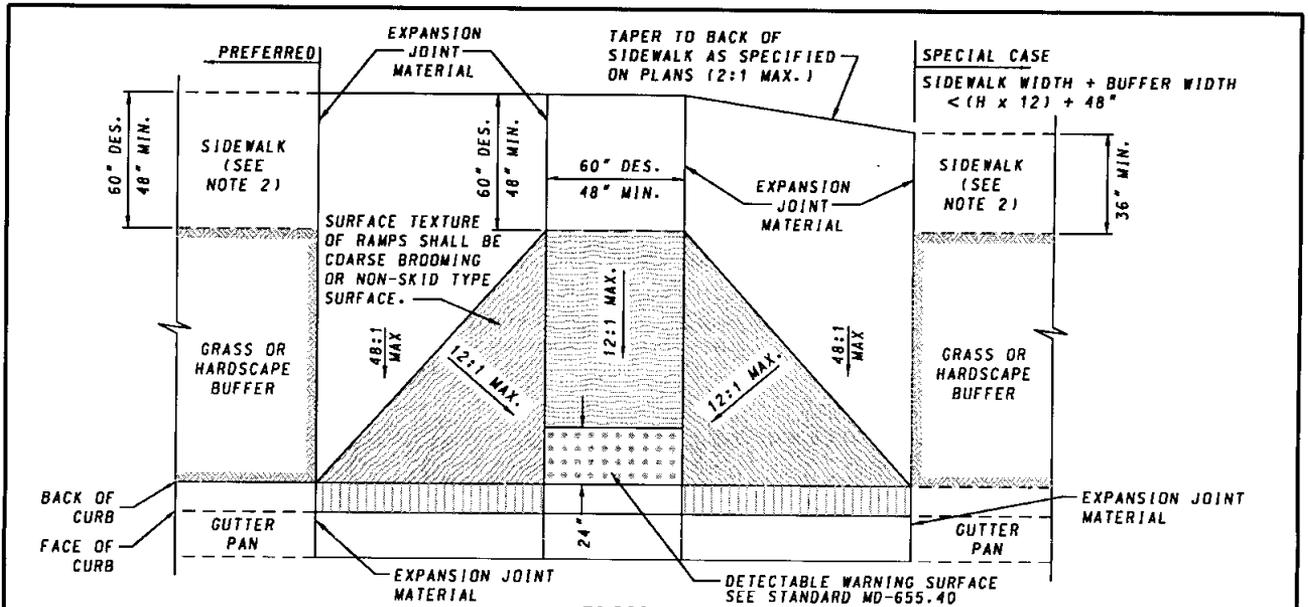
Encl: SHA Standard Detail MD 655.11

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Jeffrey Wenzel (Via E-mail)

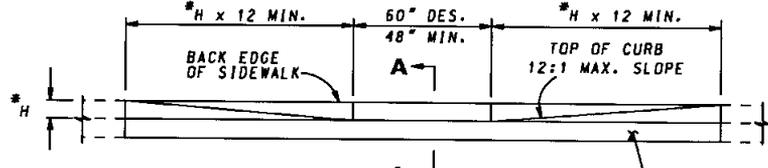
Telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



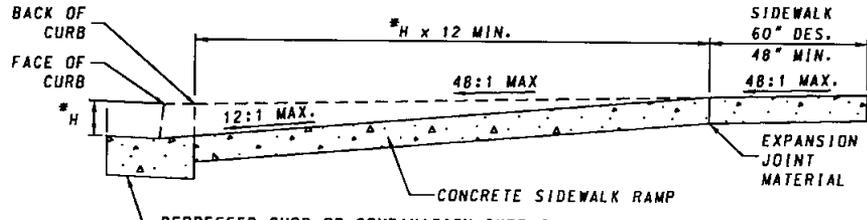


PLAN



ELEVATION

* - H = HEIGHT OF CURB
ALL MEASUREMENTS IN INCHES



SECTION A-A

NOTES

1. TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, 36" MIN. MAY BE USED AS LONG AS PASSING ZONES ARE PROVIDED IN ACCORDANCE WITH STD. MD-655.02.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMP SHALL BE INCLUDED IN PRICE BID FOR CONCRETE SIDEWALK. DEPRESSED CURB AND CURB TRANSITION SHALL BE INCLUDED IN PRICE BID FOR CURB OR CURB & GUTTER ADJACENT TO SIDEWALK RAMP. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.
6. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.

SPECIFICATION 603 & 611	CATEGORY CODE ITEMS
APPROVED <i>Kat G. McCall</i> DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT	
	APPROVAL • SHA REVISIONS
	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 2-10-04
	APPROVAL 3-31-04
	REVISD

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

**SIDEWALK RAMPS
PERPENDICULAR**

STANDARD NO. MD 655.11

PENNSAD 800-631-6989
AFP-06-008
4-19-06

AFP-06-008

Rosenthal Auto

ALAN B KRAVITZ
SANDRA D KRESCH
6620 QUAKER RIDGE RD
ROCKVILLE MD 20852

B FRANCIS 2NDTRUST SAUL
C/O PROPERTY TAX ADMINISTRATOR
7501 WISCONSIN AVE STE 1500
BETHESDA MD 20814

BUTERA GATEWAY CTR LLC
C/O MATAN
4600 WEDGEWOOD BLVD STE A
FREDERICK MD 21703

CAPITAL AUTOMOTIVE REIT
SUITE 950
8270 GREENSBORO DR
MCCLEAN VA 22102

CARS-DBI L L C
1420 SPRING HILL RD #525
MCLEAN VA 22102

FRED FEES
ROSENTHAL AUTOMOTIVE
1100 S GLEBE ROAD
ARLINGTON VA 22304

GLENBOROUGH FUND VIII LLC
400 S EL CAMINO REAL
SAN MATEO CA 94402

KELLY GREEN PROPERTIES LTD PTNSHP
20645 BEAVER RIDGE RD
MONTGOMERY VILLAGE MD 20886

KYUNG S LEE
637 N FREDERICK AVE
GAITHERSBURG MD 20879

LINCOLN NATIONAL BANK
C/O IST UNION CORP
301 S TRYON ST STE M9
CHARLOTTE NC 28282

LORAL FEDERAL SYSTEMS CO
C/O TAX DEPT MD-0801
1801 STATE ROUTE 17C
OWEGO NY 13827

MARK B & B D WINNICK
803 RUSSELL AVE
GAITHERSBURG MD 20879

MONTGOMERY VILLAGE MEDICAL
750 GRACE ST
HERNDON VA 20170

PATRICK C LEE
803 RUSSELL AVE #2-C
GAITHERSBURG MD 20879

PRICE COMPANY
C/O EXCISE TAX DEPT #213
999 LAKE DR
ISSAQUAH WA 98027

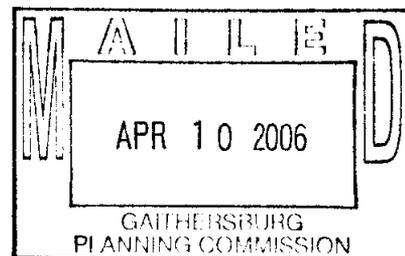
RONA ETRUST KRAMER
C/O KRAMER ENTERPRISES
49 RANDOLPH RD
SILVER SPRING MD 20904

RUFFIN HOTEL CORP OF MD INC
P O BOX 17087
WICHITA KS 67217

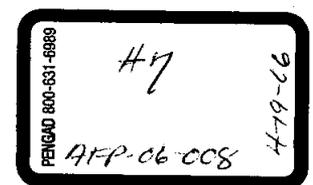
TALBOT CAPITAL LLC
C/O BAIER PROPERTIES INC
4909 CORDELL AVE FL 2
BETHESDA MD 20814

VERNER SVALBE
450 MAPLE AVENUE EAST
VIENNA VA 22180

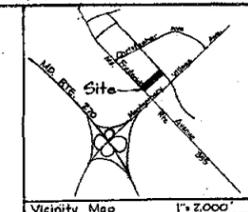
YI TONG
LI TANG
803 RUSSELL AVE
GAITHERSBURG MD 20879



Tent. Agenda for 19-Apr-06 PC

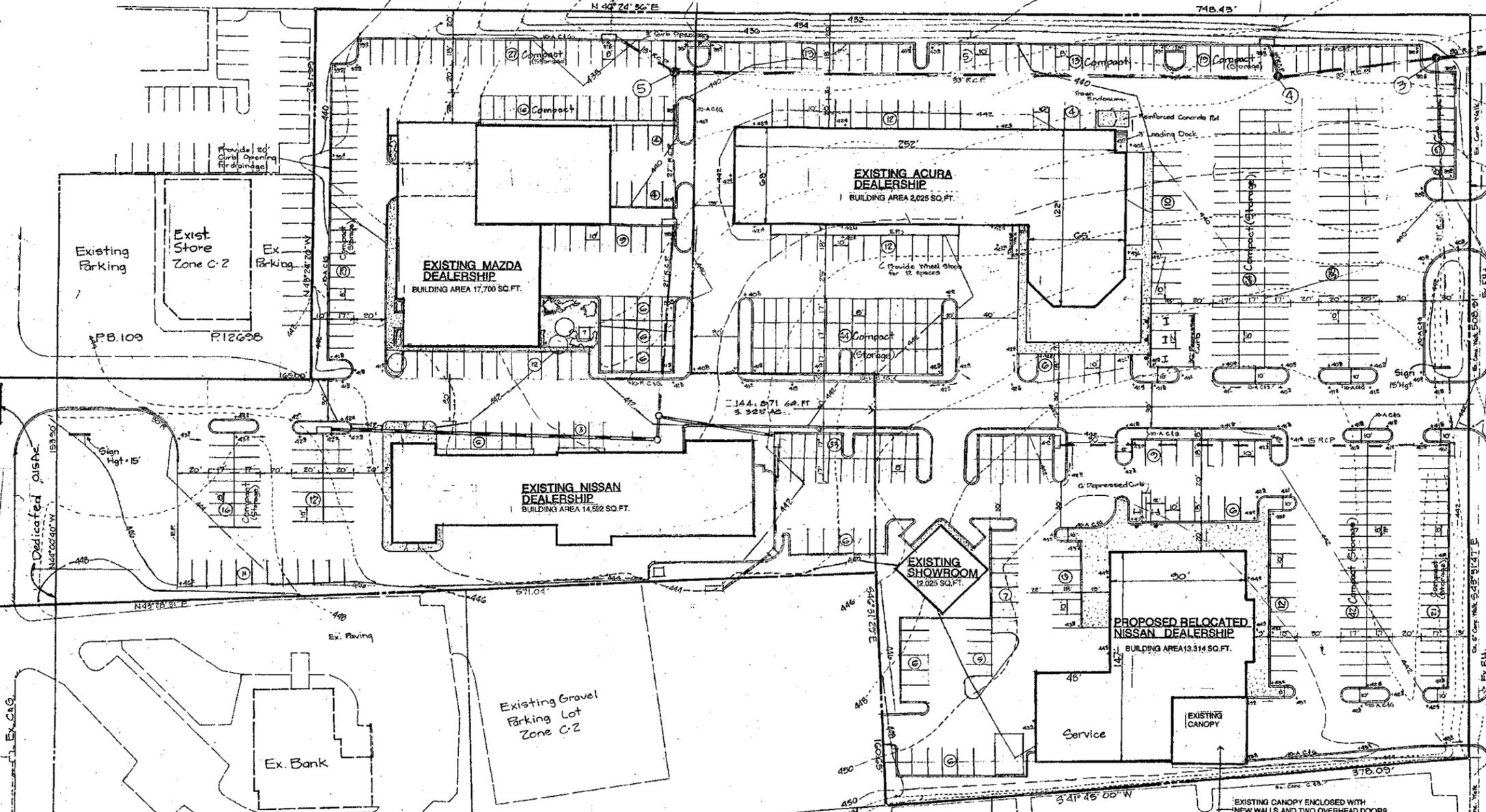


N.V. & S.S. Ely Et. Al.
L. 3566 F. 370
Zone C-2



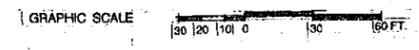
FREDERICK ROAD

MD. RTE 355
Ex. Bituminous Paving



EXISTING SITE PLAN-ROSENTHAL AUTO DEALERSHIPS SCALE 1" = 30'

RUSSELL AVENUE CITY OF GEITHERSBURG-MONTGOMERY COUNTY, MARYLAND



CITY OF GEITHERSBURG PLANNING COMMISSION
15 SOUTH STREET, GEITHERSBURG, MARYLAND 20878
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON 12/11/04
APPROVED BY ALL COMMISSIONERS WHO VOTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH ONE (1) OBJECTION. RESOLUTION
DATE 4-8-04 BY John W. Nash
NOTE: ANY REVISIONS TO THESE PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

SITE INFORMATION:	
SITE AREA	8.25 AC. 359,870 SQ. FT.
HEIGHT OF TALLEST BUILDING	28'-0"
GREEN AREA	47,500 SQ. FT.
LOT COVERAGE (PERCENT)	13%
GREEN AREA (PERCENT)	13%
PARKING REQUIRED	220 SPACES
PARKING PROVIDED	240 SPACES
VEHICLE STORAGE ON SITE	335 SPACES
TOTAL PARKING	575 SPACES
ZONING	C-2
F.A.R.	1.5

LEGEND	
ORIGINAL CONTOURS	---
EXISTING CONTOURS	---
EDGE OF PAVING	---
CONCRETE CURB & GUTTER	---
CONCRETE PAVING	---

PERIOD 800-631-6888
#8
177A-06-008
4-19-06

DATE	12/2/04	JOB NUMBER	03101
REVISIONS:		SHEET NUMBER	S-1

UERNER SUALBE A. I. A.
ARCHITECTURE, PLANNING, INTERIORS
450 MAPLE AVENUE EAST, SUITE 212, VIENNA, VA. 22180
TEL. (703) 281-3222 FAX (703) 281-3232

Previously Approved Plan AFP-04-003

N.V. & S.S. Ely Et. Al.
L. 3568 F. 370
Zone C-2

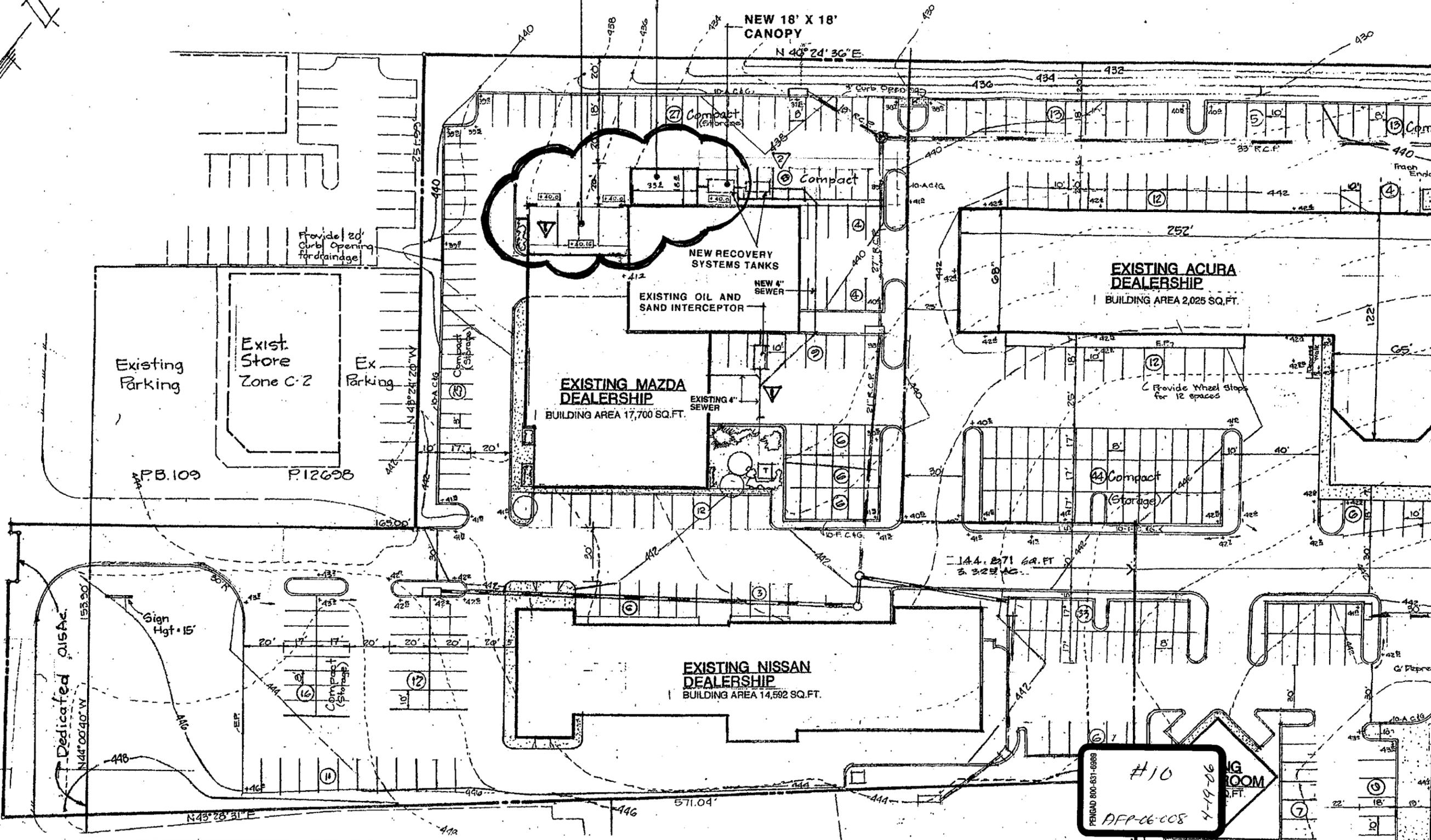
PROPOSED DETAIL AND
NEW CAR PREPARATION AREA
UNDER EXISTING CANOPY
FL. TO FIN. CEILING 13'-0"

PROPOSED DRIVE-THRU
CAR WASH

NEW 18' X 18'
CANOPY
N 40° 24' 30" E

ROAD

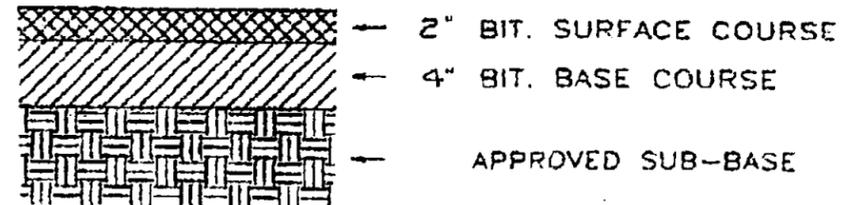
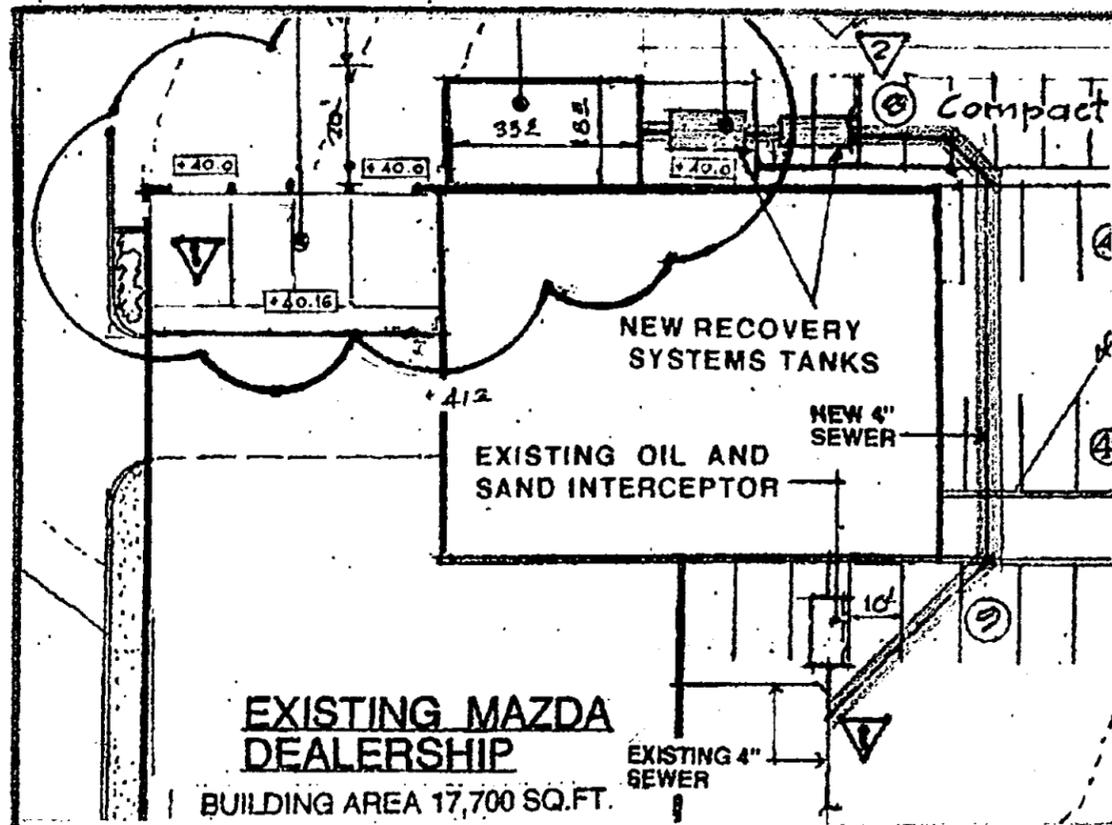
2. RTE 355
Bituminous Paving



#10
14,592 SQ. FT.
APR-06-008 4-19-06

2" BIT. SURFACE COURSE
4" BIT. BASE COURSE

Compact

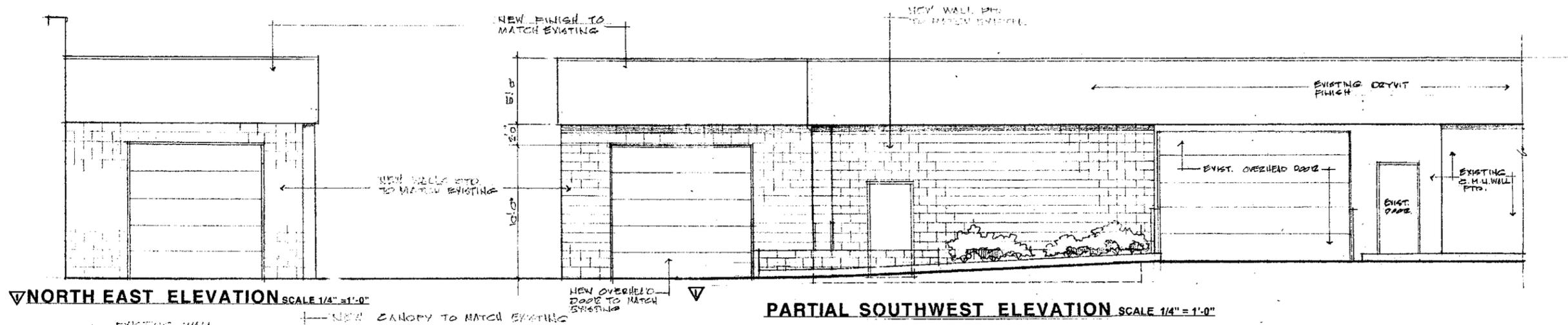


BITUMINOUS PAVEMENT DETAIL
N.T.S

1. FOR TURNING-IN RADIUS INTO CAR WASH SEE DWG. A-2
2. FOR FUTURE PARKING DECK RAMP LOCATION SEE DWG. A-1
3. NO WATER PONDING EXISTS IN THIS AREA.

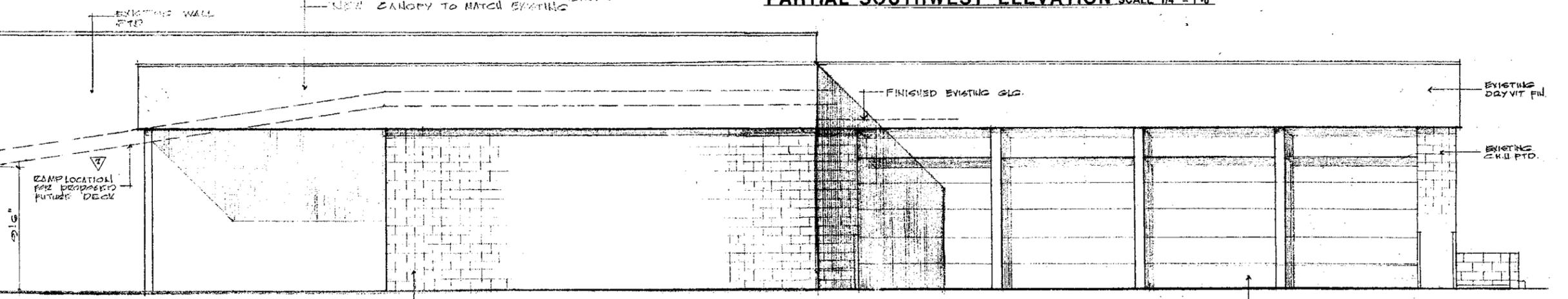
PLAN SHOWING REMOVAL OF EXISTING AND NEW PAVING
(AFTER INSALLATION OF NEW 4" LINE AND RECOVERY SYSTEMS TANKS)

PENGAD 800-631-6989
#12
AFP-06-008
4-19-06

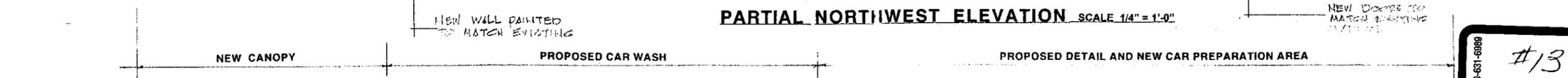


▽ NORTH EAST ELEVATION SCALE 1/4" = 1'-0"

▽ PARTIAL SOUTHWEST ELEVATION SCALE 1/4" = 1'-0"



▽ PARTIAL NORTHWEST ELEVATION SCALE 1/4" = 1'-0"



PERCAD 800-631-6999
 #13
 AFP-06-008
 4-19-06

ELEVATIONS
PROPOSED MAZDA ADDITION
 GAITHERSBURG, MARYLAND

DATE
 3/9/2006

REVISIONS:
 3/27/2006
 4/1/06

A-1